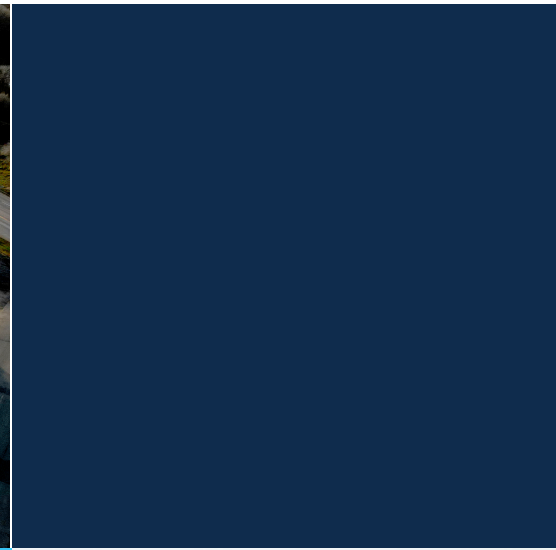


INDUSTRIAL PROPERTY FOR SALE

MINOT, ND 58701



1625 BURDICK  
EXPRESSWAY W



EXECUTIVE  
SUMMARY

## PROPERTY OVERVIEW

Ideally Located Tri-Temperature Distribution Center situated on over 22 Acres. With 160,896 Total SQ FT of building space, this property offers a comprehensive package suitable for various industrial purposes. 7,000 SQ FT of office space includes conference room and break rooms. The building features 19 loading docks and has 55,840 SQ FT of cooler/freezer capable space. The tri-temperature configuration, ample space, and desirable features make it an attractive option for businesses in need of such facilities. Additionally, the available 9.64 acres excess land provides room for future expansion, enhancing the property's long-term potential. Facilities are protected with T8 Sensor Lighting and Fire Sprinklers. Ample power available to meet your needs with 1,200 Amp, 277/480V, and Three-Phase, Four wire, 120/240-Volt Mains. Beyond Standard ground rods as well as lightning protection on the roof. Dry-type, step-down transformers that reduce the higher service voltage of 277/480-Volts down to 120/208-Volts for smaller scale equipment, appliances, wall receptacles and lighting fixtures.

Proven Realty Brokered By Exp Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

ERIK PETERSON

701.369.3949

Erik@ProvenRealtyND.com

ND #9328 MT #65900

LUCAS NATWICK

701.580.0564

Lucas@provenrealtynd.com

ND #10666



PROPERTY HIGHLIGHTS



OFFERING SUMMARY

Sale Price:	\$4,500,000
Building Size:	160,896 SF
Lot Size:	22.33 Acres
Year Built:	1957
Renovated:	1982
Zoning:	Industrial

PROPERTY HIGHLIGHTS

- 160,896 SQ FT Building with Desirable Tri-Temperature Configuration
- With 7,000 SF Office Space, Conference Room & Break Rooms
- Includes 55,840 SF cooler/freezer capable space & 19 Docks
- Fire Sprinklers & T8 Sensor Lighting
- 277/480V, Three Phase, 120/240V Power; Beyond Standard Ground Rods, Lightning Protection; Step-Down Transformers to Reduce Voltage Use When Necessary
- Ample Parking for Employees and Trailers
- MI Zoning for Manufacturing, Warehousing, or Climate Controlled Storage
- On 22.33 Acres with Excess Land (9.64 Acres) for Expansion/ Trailer Parking
- Ideal Location

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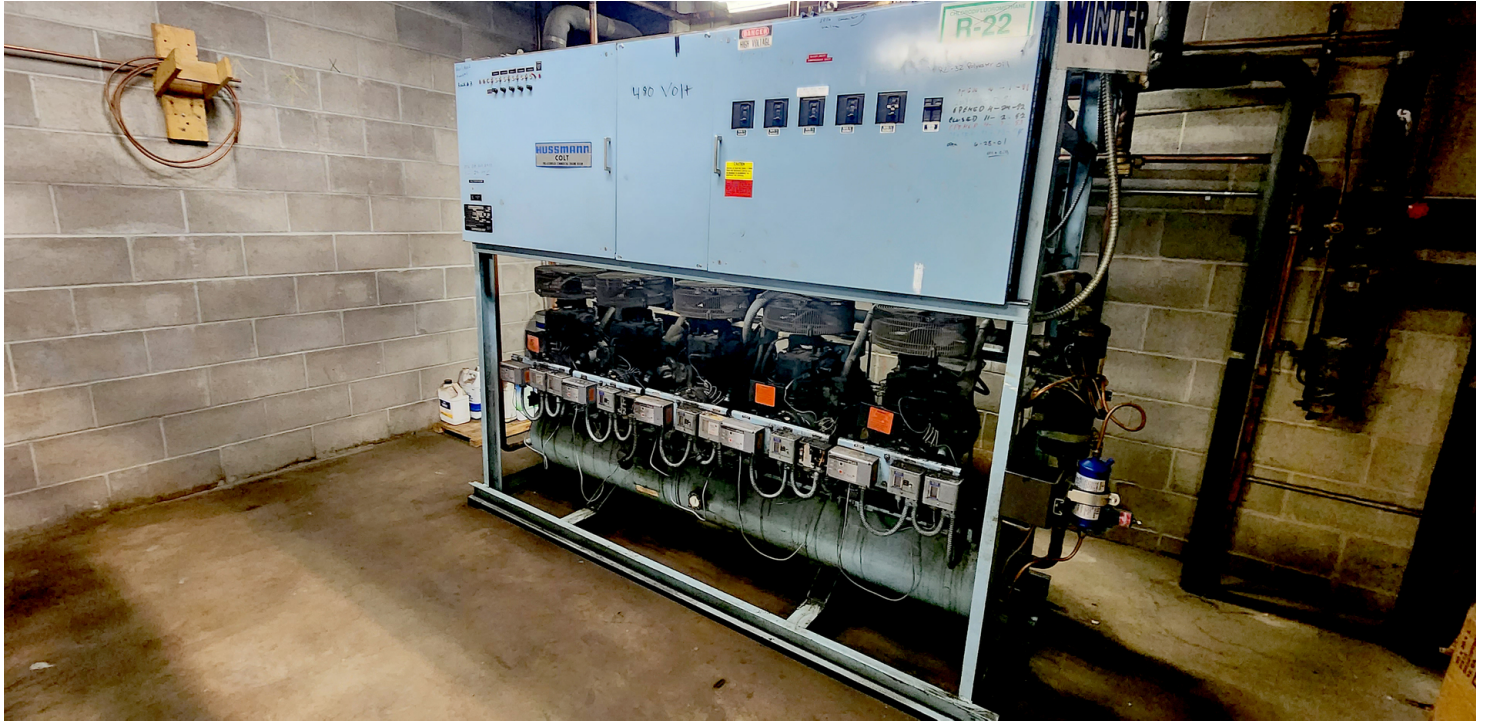
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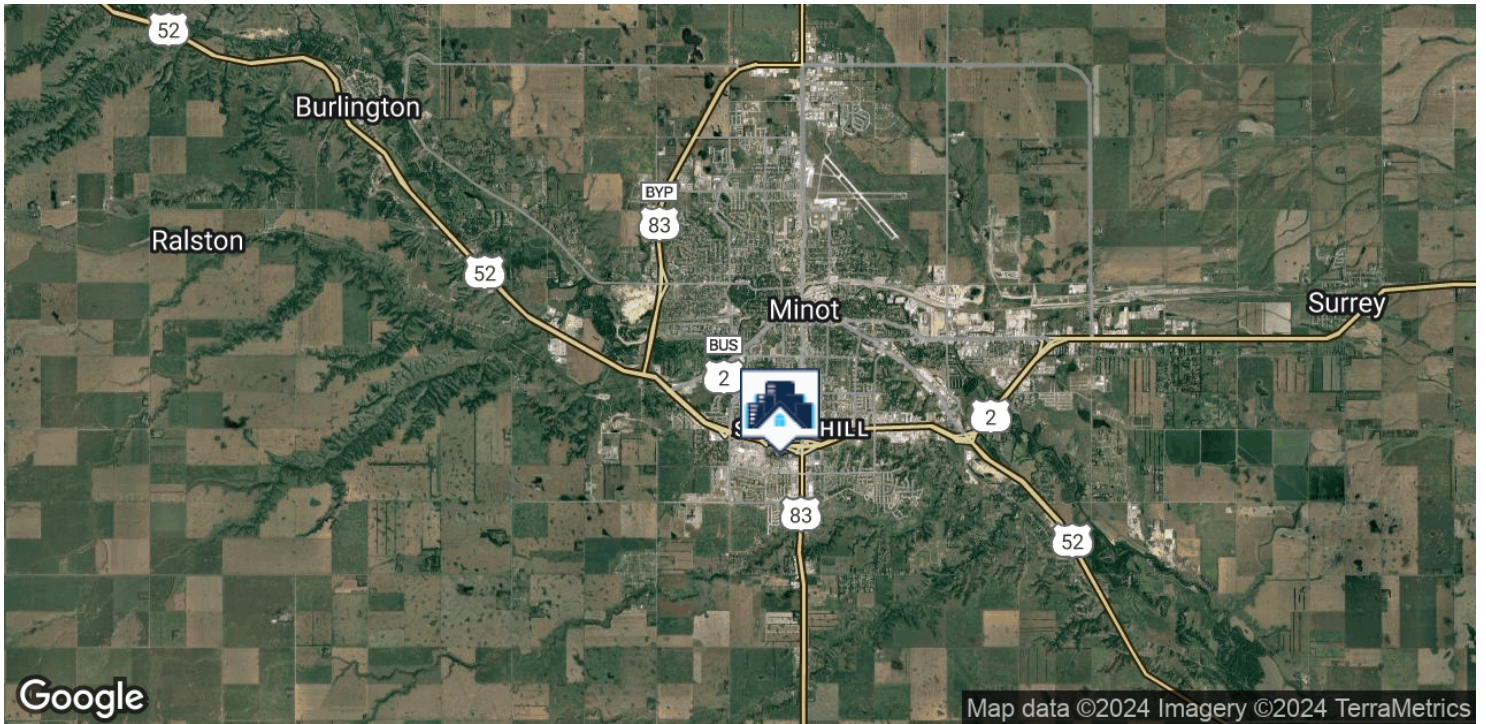
701.580.0564

Lucas@provenrealtynd.com

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LOCATION  
MAP



Proven Realty Brokered By EXP Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

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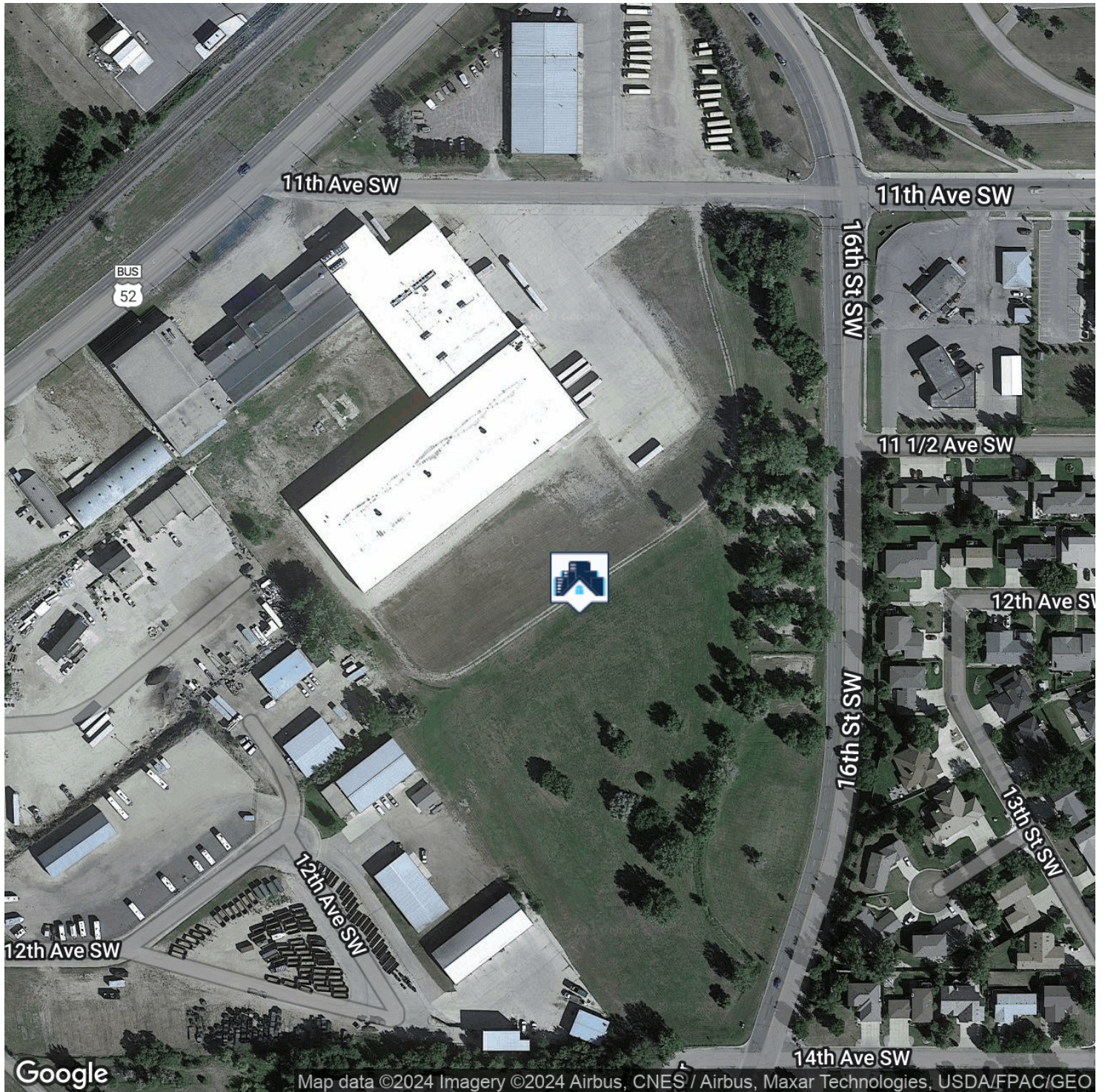
701.580.0564

Lucas@provenrealtynd.com

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AERIAL  
MAP



Proven Realty Brokered By EXP Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

ERIK PETERSON

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ND #9328 MT #65900

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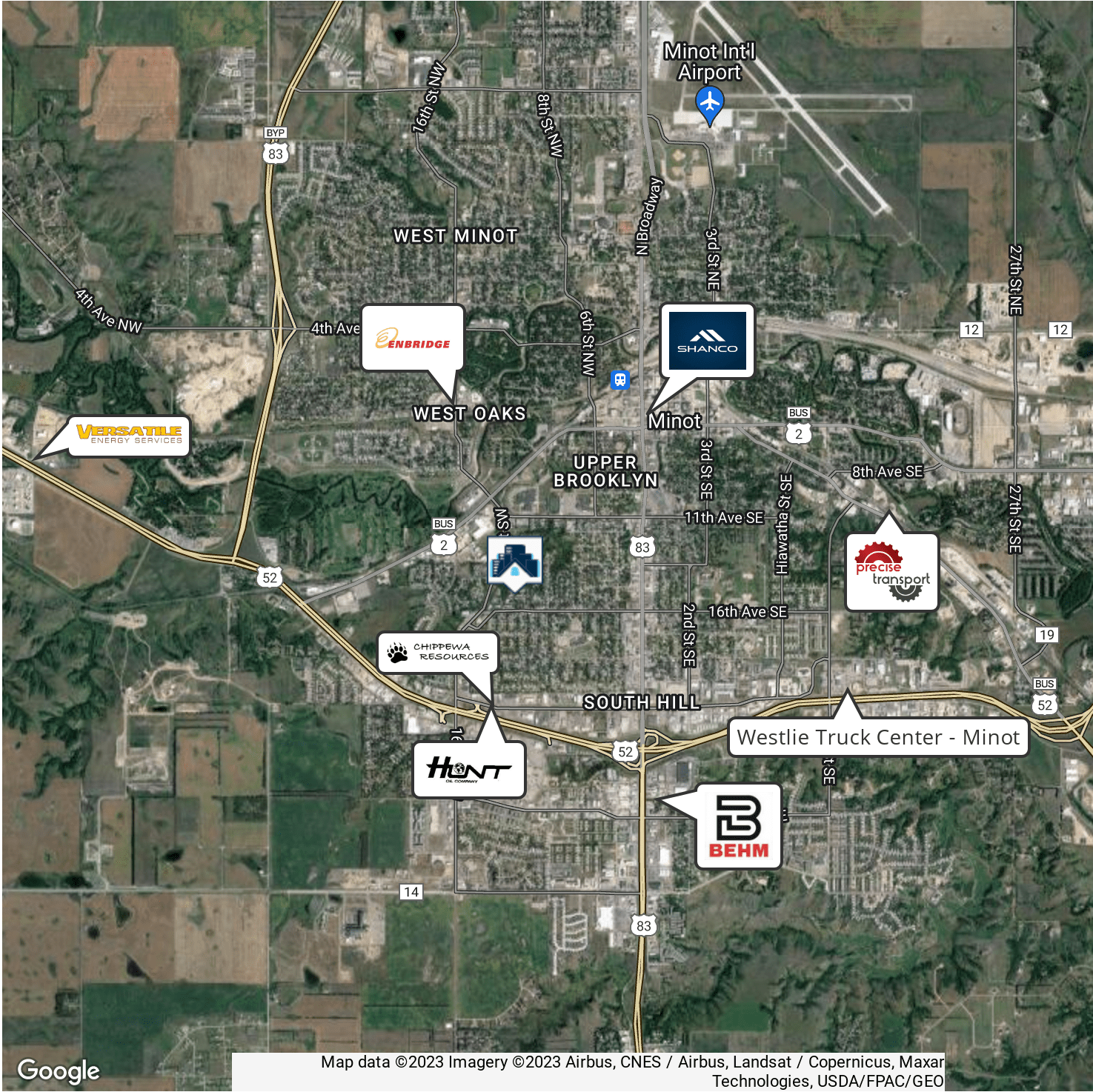
701.580.0564

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ND #10666



RETAILER  
MAP



Proven Realty Brokered By Exp Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

**ERIK PETERSON**  
 701.369.3949  
 Erik@ProvenRealtyND.com  
 ND #9328 MT #65900

**LUCAS NATWICK**  
 701.580.0564  
 Lucas@provenrealtynd.com  
 ND #10666



## ADVISOR BIO



### ERIK PETERSON

Owner/Broker

Erik@ProvenRealtyND.com

Direct: **701.369.3949**

ND #9328 // MT #65900

### PROFESSIONAL BACKGROUND

Erik Peterson is the founder of Proven Realty and brings extensive experience to the market. Erik was born and raised in Missoula, MT and grew up in a real estate family, where both of his parents had licenses. Over the past eight years, Erik has assisted property owners and tenants with all their real estate needs in North Dakota. In addition, Erik has helped Bakken companies create long term business relationships, develop real estate properties, sell & lease properties of all types, and find short and long term housing for families. He has previously held ownership interests in businesses in the Bakken which specialized in gravel transportation, potable water & septic hauling, porta potties and real estate development.

Erik has been involved in over \$300 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, Erik was a Salesperson at Energy Real Estate Solutions where he played a role in closing over \$10 million of real estate transactions and helped start their workforce housing division. Erik began his real estate career at Keller Williams, where he was their first licensed agent in Missoula, MT. Currently, KW has over 100 licensed agents in this market center.

Previously, Erik was President of Peterson Financial and spent 13 years helping investors reach their personal and financial goals. He held several investment licenses, each with a different specialty. He managed over 400 accounts in 7 states. In addition to his investment management expertise, he has consulted for several corporations to assist them to market, plan, and finance their businesses. This vast financial experience has given Erik a broad and diverse understanding of both corporate finance and business efficiency.

Erik has four children, ages 28, 26, 22, & 20. When he is not working tirelessly to assist clients with all of their property needs, he likes to hunt, fish, travel, and compete in Spartan Races.

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ND #10666



ADVISOR  
BIO 2



**LUCAS NATWICK**

Director of Sales and Agent Attraction

Lucas@provenrealtynd.com

Direct: **701.580.0564**

ND #10666

**PROFESSIONAL BACKGROUND**

Born and Raised in Williston, Lucas has many lifetime connections throughout the Bakken. As a graduate of Williston State College, Lucas studied Real Estate and Business Management before entering the Oil and Gas Industry. Like many in that industry, he was let go during the oil crash of 2020 and decided it was time to put his education in Real Estate to work. Since entering Real Estate full time Lucas has closed over \$20 Million in local real estate transactions.

When away from Real Estate, Lucas enjoys spending his time hunting, refereeing High School football games, spending time with his family and volunteering on local nonprofit boards. Lucas currently serves on the Board of Directors for Upper Missouri Ministries and the Williston Board of Realtors, while previously serving on the Board of the Williston Moose Lodge.

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